

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



February 21, 2014

Lou El-Khazen
Building Official
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

RE: Ordinance #3284 thru #3291

Dear Mr. El-Khazen:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 16, 2014.

Our review finds the submittal to contain eight ordinances modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modifications are accepted for filing and are enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in blue ink that reads 'Enrique M. Rodriguez'.

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



Development Services Department

Building Division

January 7, 2014

Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Subject: Filing of Code Adoption Ordinances/Amendments to 2013 California
Building Standards Code


To Whom It May Concern:

In compliance with Health and Safety Code, Section 17958.7, enclosed, please find
copies of local code adoption ordinances amending and adopting the following codes:

- 2013 California Building Code
- 2013 California Residential Code
- 2013 California Referenced Standards Code
- 2013 California Green Building Standards Code
- 2013 California Mechanical Code
- 2013 California Electrical Code
- 2013 California Plumbing Code
- 2013 California Fire Code.

Please notify me of your receipt of this package. I can be reached at (619) 409-1960.

Respectfully,



Lou El-Khazen, PE, CBO, CASp
Building Official

ORDINANCE NO. 3284

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.08 OF THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA BUILDING CODE, 2013
EDITION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I That Chapter 15.08 of the Chula Vista Municipal Code is hereby amended to read as follows:

**Chapter 15.08
BUILDING CODE**

Sections:

- 15.08.010 California Building Code, 2013 Edition, adopted by reference.
- 15.08.020 Subsection 705.11 is amended to add an exception to the requirement for parapets.
- 15.08.030 Subsection 1509.6.4 is added to Section 1509.6 to require equipment enclosures on roofs.

15.08.010 California Building Code, 2013 Edition, adopted by reference.

There is hereby adopted by reference the California Building Code, 2013 Edition, known as the California Code of Regulations, Title 24 part 2, including Appendix C and Appendix I, and excluding Chapter 1, Division II of that document as copyrighted by the International Code Council, and the California Building Standards Commission. Said document is hereby adopted as the Building Code of the City of Chula Vista for regulating the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, use, height, and area of all buildings and structures in the City, excepting such portions as are hereinafter deleted, modified, or amended. Municipal Code Chapter 15.06 shall serve as the administrative, organizational and enforcement rules and regulations for this Chapter.

15.08.020 Subsection 705.11 is amended to add an exception to the requirement for parapets.

Exception 7 is hereby added to Subsection 705.11 of the California Building Code, as it applies in Chula Vista, and shall read as follows:

Exception 7. Conversion of existing Group R occupancies to offices.

15.08.030 Subsection 1509.6.4 is added to Section 1509.6 to require equipment enclosures on roofs.

Subsection 1509.6.4 is hereby added to Section 1509.6 of the California Building Code, as it applies in Chula Vista, and shall read as follows:

Subsection 1509.6.4 Equipment Enclosure. Operating equipment, including piping and ducts located on the roof of a building, shall be shielded from view from public thoroughfares, and private and public parking lots. Equipment enclosures shall not be constructed so as to trap flammable or combustible vapors.

Exception: Solar collectors. Does not include structural supporting members.

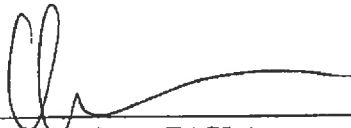
SECTION II FINDINGS AND DECLARATION

The City Council specifically and expressly finds and declares that adding sections 15.08.020 and 15.08.030 to Chapter 15.08 is necessary due to local topographical conditions. As a result of the geographical layout of the City the City Council deems it aesthetically important to shield roof equipment enclosures from public view. Also, exempting conversion of existing Group R occupancies to offices from Subsection 705.11 of the California Building Code is an important historical exemption contained in the City Code from years past and the City Council deems this exemption necessary to preserve local topographical conditions.

SECTION III EFFECTIVE DATE

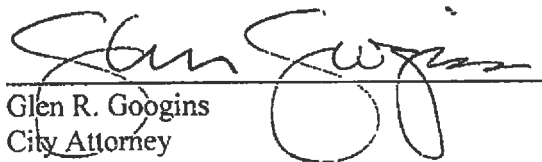
This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2014.

Presented by



Kelly G. Broughton, FASLA
Director of Development Services

Approved as to form by



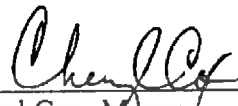
Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of December 2013, by the following vote:

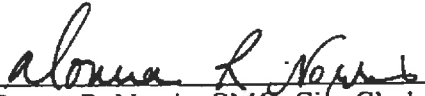
AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

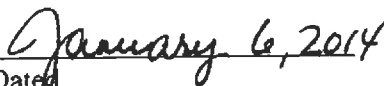

Cheryl Cox, Mayor

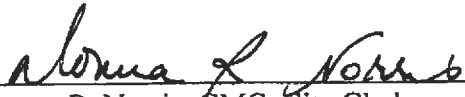
ATTEST:


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3284 had its first reading at a regular meeting held on the 19th day of November 2013 and its second reading and adoption at a regular meeting of said City Council held on the 10th day of December 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.


Date: January 6, 2014


Donna R. Norris, CMC, City Clerk

ORDINANCE NO. 3285

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.09 TO THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA RESIDENTIAL CODE, 2013
EDITION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I. That Chapter 15.09 of the Chula Vista Municipal Code is hereby amended to read as follows:

**Chapter 15.09
RESIDENTIAL CODE**

Sections:

15.09.010 California Residential Code, 2013 Edition, adopted by reference.


15.09.010 California Residential Code, 2013 Edition, adopted by reference.

There is hereby adopted by reference the California Residential Code, 2013 Edition, known as the California Code of Regulations, Title 24 part 2.5, including Appendix H and excluding Chapter 1, Division II of that document as copyrighted by the International Code Council and the California Building Standards Commission. Said document is hereby adopted as the Residential Code of the City of Chula Vista for regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every detached one-and two-family dwelling, townhouse not more than three stories above grade plane in height with a separate means of egress and structures accessory thereto throughout the City, excepting such portions as are hereinafter deleted, modified, or amended. Municipal Code Chapter 15.06 shall serve as the administrative, organizational and enforcement rules and regulations for this Chapter.

SECTION II EFFECTIVE DATE

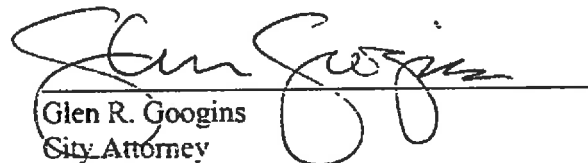
This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2014.

Presented by



Kelly G. Broughton, FASLA
Director of Development Services

Approved as to form by



Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of December 2013, by the following vote:


AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

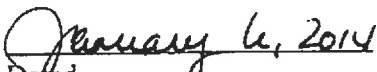

Cheryl Cox, Mayor


ATTEST:


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3285 had its first reading at a regular meeting held on the 19th day of November 2013 and its second reading and adoption at a regular meeting of said City Council held on the 10th day of December 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.


Dated


Donna R. Norris, CMC, City Clerk

ORDINANCE NO. 3286

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.10 OF THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA REFERENCED STANDARDS
CODE, 2013 EDITION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I That Chapter 15.10 of the Chula Vista Municipal Code is hereby amended
to read as follows:

Chapter 15.10
REFERENCED STANDARDS CODE

Sections:

15.10.010 California Referenced Standards Code, 2013 Edition, adopted by reference.

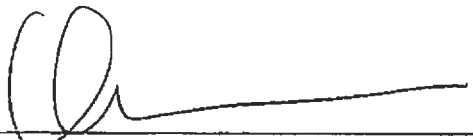
15.10.010 California Referenced Standards Code, 2013 Edition, adopted by reference.

There is hereby adopted by reference the California Referenced Standards Code, know as California Code of Regulations, Title 24 part 12, 2013 Edition, excluding Chapter 12-1 Administration of that document, as copyrighted by the California Building Standards Commission. Said document is hereby adopted as the Referenced Standards Code of the City of Chula Vista, excluding Chapter 12-1, for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, certain equipment, use and occupancy, location and maintenance of all buildings and structures within the City of Chula Vista. Municipal Code Chapter 15.06 shall serve as the administrative, organizational and enforcement rules and regulations for this Chapter.

SECTION II EFFECTIVE DATE

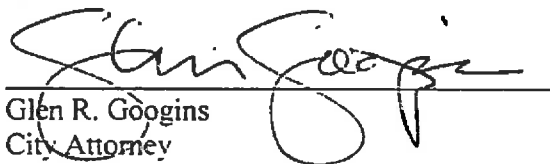
This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2014.

Presented by



Kelly G. Broughton, FASLA
Director of Development Services

Approved as to form by



Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of December 2013, by the following vote:

AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None


Cheryl Cox, Mayor

ATTEST:


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3286 had its first reading at a regular meeting held on the 19th day of November 2013 and its second reading and adoption at a regular meeting of said City Council held on the 10th day of December 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.

Dated January 6, 2014


Donna R. Norris, CMC, City Clerk

ORDINANCE NO. 3287

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.12 TO THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA GREEN BUILDING
STANDARDS CODE, 2013 EDITION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I That Chapter 15.12 of the Chula Vista Municipal Code is hereby amended to read as follows:

Chapter 15.12
Green Building Standards

Sections:

- Section 15.12.001 California Green Building Standards Code, 2013 Edition, adopted by reference
- Section 15.12.005 California Green Building Standards Code Subsection 102.4

15.12.001 California Green Building Standards Code, 2013 Edition, adopted by reference

There is hereby adopted by reference the California Green Building Standards Code, 2013 Edition, known as the California Code of Regulations, Title 24 part 11, as copyrighted by the California Building Standards Commission. Said document is hereby adopted as the Green Building Code of the City of Chula Vista for enhancing the design and construction of buildings, building additions and alterations through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices, excepting such portions as are hereinafter deleted, modified, or amended. Municipal Code Chapter 15.06 shall serve as the administrative, organizational and enforcement rules and regulations for this Chapter.

15.12.005 California Green Building Standards Code Subsection 102.4


Subsection 102.4 is hereby added to Section 102 of the California Green Building Standards Code, as it applies in Chula Vista, and shall read as follows:

102.4 Consultant Services. The Building Official may require the applicant to retain the services of a consultant having expertise in Green Building and/or energy efficiency techniques to review and evaluate complex systems and/or alternate methods or materials of construction and provide recommendations as to compliance with the requirements of this code. The cost of such consultant shall be paid by the applicant.

SECTION II EFFECTIVE DATE

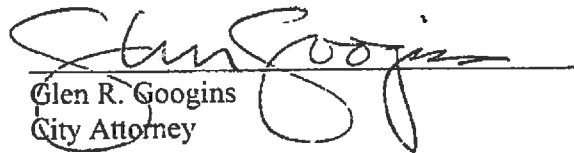
This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2014.

Presented by



Kelly G. Broughton, FASLA
Director of Development Services

Approved as to form by



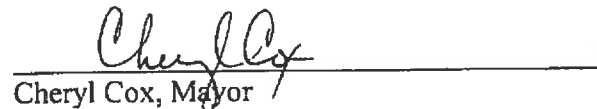
Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of December 2013, by the following vote:

AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None


Cheryl Cox, Mayor

ATTEST:


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3287 had its first reading at a regular meeting held on the 19th day of November 2013 and its second reading and adoption at a regular meeting of said City Council held on the 10th day of December 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.

January 6, 2014
Dated


Donna R. Norris, CMC, City Clerk

ORDINANCE NO. 3288

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.16 OF THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA MECHANICAL CODE, 2013
EDITION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I That Chapter 15.16 of the Chula Vista Municipal Code is hereby amended to read as follows:

**Chapter 15.16
MECHANICAL CODE**

Sections:

15.16.010 California Mechanical Code, 2013 Edition, adopted by reference.

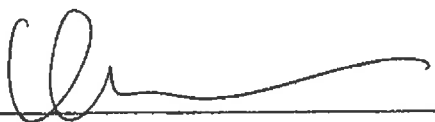
15.16.010 California Mechanical Code 2013 Edition adopted by reference.

There is hereby adopted by reference the California Mechanical Code, 2013 Edition, known as the California Code of Regulations, Title 24, Part 4, including Appendix B, C and D, and excluding Chapter 1, Division II thereof, as copyrighted by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission. Said document is hereby adopted as the Mechanical Code of the City of Chula Vista, providing for and regulating the complete installation and maintenance of heating, ventilation, cooling and refrigeration systems within the City. Municipal Code Chapter 15.06 shall serve as the administrative, organizational and enforcement rules and regulations for this Chapter.

SECTION II EFFECTIVE DATE

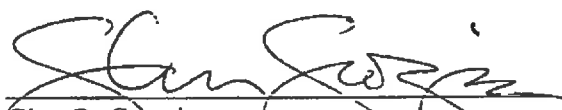
This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2014.

Presented by



Kelly G. Broughton
Director of Development Services

Approved as to form by .



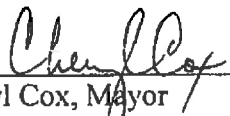
Glen R. Goggins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of December 2013, by the following vote:

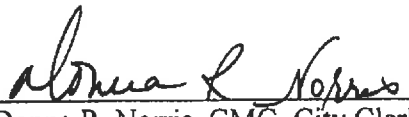
AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

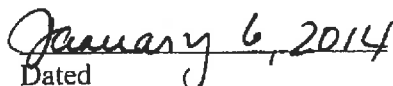

Cheryl Cox, Mayor

ATTEST:


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3288 had its first reading at a regular meeting held on the 19th day of November 2013 and its second reading and adoption at a regular meeting of said City Council held on the 10th day of December 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.


Dated


Donna R. Norris, CMC, City Clerk

ORDINANCE NO. 3289

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.24 OF THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA ELECTRICAL CODE, 2013
EDITION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I. That Chapter 15.24 of the Chula Vista Municipal Code is hereby amended to read as follows:

Chapter 15.24
ELECTRICAL CODE AND REGULATIONS*

Sections:

- 15.24.010 California Electrical Code, 2013 Edition, adopted by reference.
- 15.24.035 Previously used materials.
- 15.24.045 Distribution panels – Separate required when.
- 15.24.050 Circuit cards to be posted when.
- 15.24.055 Electric fences – Defined – Prohibited.
- 15.24.060 Phase arrangement – Amended.
- 15.24.065 Photovoltaic Pre-wiring Requirements.

* For statutory provisions exempting electrical contractors from licensing under an electrical repairman's statute, see Bus. and Prof. Code § 9804. For statutory provisions authorizing cities to regulate the materials used in wiring structures for electricity and in piping them for water, gas or electricity, and to regulate the manner of such piping, see Gov. Code § 38660.

15.24.010 California Electrical Code, 2010 Edition, adopted by reference.

There is hereby adopted by reference the California Electrical Code, 2013 Edition, known as the California Code of Regulations Title 24, Part 3, as copyrighted by the National Fire Protection Association and the California Building Standards Commission. Said document is hereby adopted as the Electrical Code of the City of Chula Vista, regulating the installation, repair, operation and maintenance of all electrical wiring and electrical apparatus of any nature whatsoever, whether inside or outside of any building within the City, excepting such portions as are hereinafter deleted, modified, or amended. Chapter 15.06 CVMC shall serve as the administrative, organizational and enforcement rules and regulations for this chapter.

15.24.035 Previously used materials.

Previously used materials shall not be reused in any work without approval by the Building Official.

15.24.045 Distribution panels – Separate required when.

Each store in a store building, each flat in a flat building, and each building used as a dwelling shall be so wired that each store, apartment, flat or dwelling shall have separate lighting and/or power distribution panels. Such panels shall not serve other portions of the building. Hotels, motels, hotel apartments and similar types of buildings may be wired from one or more distribution panels.

15.24.050 Circuit cards to be posted when.

When requested by the Building Official, a complete schedule of circuits showing the number, kind and capacity of each outlet on each circuit shall be posted on each job prior to rough inspection.

15.24.055 Electric fences – Defined – Prohibited.

A. As used herein, the term “electric fence” includes all fences which in any way use electrical energy as an additional deterrent or have wires charged with electricity which are not covered with adequate insulation to protect persons and animals coming in contact therewith.

B. No electric fence may be constructed, maintained or operated within the City.

15.24.060 Phase arrangement – Amended.

Section 408.3(E) of the California Electrical Code is hereby amended to read:

Phase Arrangement. The phase arrangement on three-phase buses shall be A, B, C from front to back, top to bottom, or left to right, as viewed from the front of the switchboard or panelboard. The C phase shall be that phase having the higher voltage ground on three-phase, four-wire delta-connected systems. Other busbar arrangements may be permitted for additions to existing installations and shall be marked.

15.24.065 Photovoltaic Pre-wiring Requirements.

All new residential units shall include electrical conduit specifically designed to allow the later installation of a photovoltaic (PV) system which utilizes solar energy as a means to provide electricity. No building permit shall be issued unless the requirements of this section and the Chula Vista Photovoltaic Pre-Wiring Installation Requirements are incorporated into the approved building plans.

The provisions of this chapter can be modified or waived when it can be satisfactorily demonstrated to the building official that the requirements of this section are impractical due to shading, building orientation, construction constraints or configuration of the parcel.

SECTION II FINDINGS AND DECLARATION

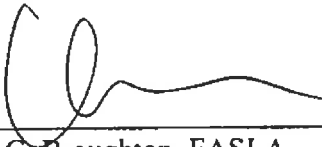
The City Council of the City of Chula Vista specifically and expressly finds and declares that each of the amendments noted above to the 2013 Edition of the California Electrical Code is necessary due to local climatic, geological and topographical conditions.

The City Council of the City of Chula Vista specifically and expressly finds and declares that adding section 15.24.065 to Chapter 15.24 is necessary due to local climatic conditions. As a result of high summer ambient temperatures and periods of heat waves, average load demand and peak load demand of energy used in Chula Vista is an important factor concerning public safety and adverse economic impacts of power outages or power reductions. Facilitating the installation of Photovoltaic systems will have local and regional benefits in the reduction of total and peak energy use and greenhouse gas emissions.

SECTION III EFFECTIVE DATE

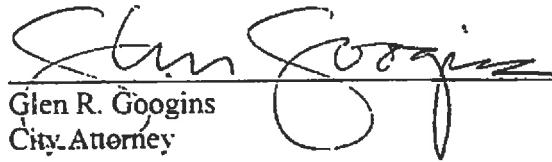
This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2014.

Presented by



Kelly G. Broughton, FASLA
Director of Development Services

Approved as to form by




Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of December 2013, by the following vote:


AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

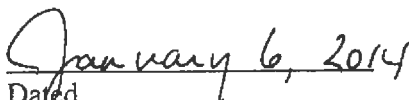

Cheryl Cox, Mayor

ATTEST:


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3289 had its first reading at a regular meeting held on the 19th day of November 2013 and its second reading and adoption at a regular meeting of said City Council held on the 10th day of December 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.


Dated


Donna R. Norris, CMC, City Clerk

ORDINANCE NO. 3290

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.28 OF THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA PLUMBING CODE, 2013
EDITION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I That Chapter 15.28 of the Chula Vista Municipal Code is hereby amended to read as follows:

**Chapter 15.28
PLUMBING CODE***

Sections:

15.28.010 California Plumbing Code, 2013 Edition, adopted by reference.

15.28.015 Solar Water Heater Pre-Plumbing.

15.28.020 Residential Graywater Stub-out.

* Prior legislation: Prior code §§ 23.3 and 23.9; Ords. 779, 1332, 1748, 1917, 2156, 2343, 2506, 2508, 2639 and 2646.

15.28.010 California Plumbing Code, 2013 Edition, adopted by reference

There is hereby adopted by reference the California Plumbing Code, 2013 Edition, known as the California Code of Regulations, Title 24, Part 5, including Appendices A, B, D, H, I, and J, and excluding Chapter 1, Division II of that document as copyrighted by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission. Said document is hereby adopted as the Plumbing Code of the City of Chula Vista for regulating the complete installation, maintenance and repair of plumbing, drainage systems, water systems, gas systems, and private sewage disposal systems on all properties and within all buildings and structures in the City. Chapter 15.06 CVMC shall serve as the administrative, organizational and enforcement rules and regulations for this chapter.

15.28.015 Solar Water Heater Pre-Plumbing

All new residential units shall include plumbing specifically designed to allow the later installation of a system which utilizes solar energy as the primary means of heating domestic potable water. No building permit shall be issued unless the requirements of this section and the Chula Vista Solar Water Heater Pre-Plumbing Installation Requirements are incorporated into the approved building plans.

The provisions of this chapter can be modified or waived when it can be satisfactorily demonstrated to the building official that the requirements of this section are impractical due to shading, building orientation, construction constraints or configuration of the parcel.

15.28.020 Residential Graywater Stub-out

All new detached single-family dwellings and duplexes shall include a single-source clothes washer graywater outlet and an outside stub-out to allow the later installation of a clothes washer graywater irrigation system that complies with the requirements of Section 1602.1.1 of the 2013 California Plumbing Code. The outlet and stub-out shall be installed in accordance with the Chula Vista Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction or an equivalent alternate method and/or material approved by the Building Official.

The provisions of this Section may be modified or waived when it can be satisfactorily demonstrated to the Building Official that compliance with these regulations is impractical due to construction or physical constraints, or due to site and/or soil conditions.

SECTION II FINDINGS AND DECLARATION

The City Council of the City of Chula Vista specifically and expressly finds and declares that adding section 15.28.015 to Chapter 15.28 is necessary due to local climatic conditions. As a result of high summer ambient temperatures and periods of heat waves, average load demand and peak load demand of energy used in Chula Vista is an important factor concerning public safety and adverse economic impacts of power outages or power reductions. Facilitating the installation of solar water heating systems will have local and regional benefits in the reduction of total and peak energy use and greenhouse gas emissions.

The City Council specifically and expressly finds and declares that adding section 15.28.020 to Chapter 15.28 is necessary due to local climatic conditions. As a result of prolonged droughts exacerbated by climate change, it is anticipated that water supplies from imported sources are reduced, and furthermore, as a result of population and economic growth, demand for water is expected to increase. These impacts could limit imported water availability, lead to higher demand for local water sources and increase utility costs. Requiring single-source graywater stub-out in new residential development facilitates the use of graywater for irrigation which in turn helps address these water-related climate change impacts.

SECTION III EFFECTIVE DATE


This ordinance will take effect and be in force thirty days after final passage but not before January 1, 2014.

Presented by



Kelly G. Broughton, FASLA
Development Services Director

Approved as to form by



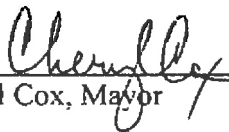
Glen Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of December 2013, by the following vote:

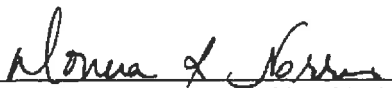
AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

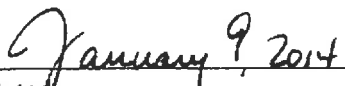

Cheryl Cox, Mayor

ATTEST:


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3290 had its first reading at a regular meeting held on the 19th day of November 2013 and its second reading and adoption at a regular meeting of said City Council held on the 10th day of December 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.


Dated


Donna R. Norris, CMC, City Clerk

ORDINANCE NO. 3291

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 15.36 OF THE CHULA VISTA MUNICIPAL CODE
ADOPTING THE CALIFORNIA FIRE CODE, 2013 EDITION

The City Council of the City of Chula Vista does ordain as follows:

SECTION I. That Chapter 15.36 of the Chula Vista Municipal Code is hereby amended to read as follows:

**Chapter 15.36
FIRE CODE**

Sections:

- 15.36.010 California Fire Code, 2013 Edition, adopted by reference.
- 15.36.015 Definitions.
- 15.36.020 Violation penalties.
- 15.36.025 Failure to comply.
- 15.36.030 Response map updates.
- 15.36.035 Artwork.
- 15.36.040 NFPA 13-D meter size.

15.36.010 California Fire Code, 2013 Edition, adopted by reference.

There is hereby adopted and incorporated by reference as if fully set forth herein, the California Fire Code, 2013 Edition, known as the California Code of Regulations, Title 24 part 9, including Appendix Chapter 4 and Appendix A through K as copyrighted by the International Code Council, and the California Building Standards Commission, which code and associated appendices prescribe the regulations governing conditions hazardous to life and property from fire or explosion, as the Fire Code of the City of Chula Vista, excepting such portions as are hereinafter deleted, modified or amended as set forth in this chapter for the purpose of regulation and enforcement within the City of Chula Vista.

15.36.015 Definitions.

Chapter 2 Definitions - Section 202 of the Fire Code Portion of the California Building Standards Code is hereby revised to include the following definitions:

“Chief of the Bureau of Fire Prevention” means Fire Marshal.

“Fire Department” means any regularly organized fire department, fire protection district, a legally formed volunteer fire department recorded with the County of San Diego, or Fire Company regularly charged with the responsibility of providing fire protection to the jurisdiction.

“Fire Authority Having Jurisdiction (FAHJ)” means the designated entity providing enforcement of fire regulations as they relate to planning, construction and development.

“Fire Hazard” means anything that increases or could cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which could obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

“Fire Service Features” is a general term inclusive of all other terms such as driveway, fire lane, public street, private street, parking lot, lane and access roadway.

This Section 15.36.015 amends Section 202 of the Fire Code Portion of the California Building Standards Code only by adding those definitions specifically identified in herein. No other changes to Section 202 of the Fire Code Portion of the California Building Standards Code are contemplated or intended, and the balance of the definitions therein shall remain unchanged and continue in full force and effect.

15.36.020 Violation penalties.

Chapter 1 Scope and Administration - Subsection 109.4 Violation penalties of the Fire Code portion of the California Building Standards Code is hereby revised to read as follows:

Subsection 109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than the greater of \$1,000 dollars or as established by the City of Chula Vista Policy and Procedures Manual for Civil Penalties or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

15.36.025 Failure to comply.

Chapter 1 Scope and Administration - Subsection 111.4 Failure to comply of the Fire Code portion of the California Building Standards Code is hereby revised to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a fine of not less than \$250.00 dollars or more than \$1,000 dollars.

15.36.030 Response map updates.

Chapter 5 Premises Identification - Subsection 505.3 Response map updates is hereby added to the Fire Code portion of the California Building Standards Code to read as follows:

Subsection 505.3 Response map updates. Any new development, which necessitates updating of emergency response map by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in a format compatible with current department mapping services (PDF and/or CAD format as approved by the FAHJ).

15.36.035 Artwork.

Chapter 8 Interior Finish, Decorative Materials, and Furnishing - Subsection 807.4.3.2 Artwork of the Fire Code portion of the California Building Standards Code is hereby revised to read as follows:

Subsection 807.4.3.2. Artwork. Artwork and teaching materials shall be limited on the walls of corridors and classrooms to not more than 20 percent of the wall area in non-sprinklered buildings and 50 percent in sprinklered buildings.

15.36.040 NFPA 13-D meter size.

Chapter 9 Fire Protection Systems - Subsection 903.2.8.2 NFPA 13-D meter size is hereby added to the Fire Code portion of the California Building Standards Code to read as follows:

Subsection 903.2.8.2 NFPA 13-D meter size. The minimum water meter size serving NFPA 13-D (dwelling) fire sprinkler systems shall be no less than one (1) inch in diameter.

SECTION II. FINDINGS AND DECLARATION


The City Council of the City of Chula Vista specifically and expressly finds and declares that each of the additions and amendments noted above to the 2013 Edition of the California Fire Code is necessary due to local climatic, geological and topographical conditions.

SECTION III. EFFECTIVE DATE.

This ordinance will take effect and be in force thirty days after final passage.

Submitted by

Approved as to form by


Dave Hanneman
Fire Chief

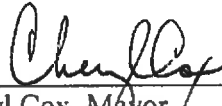

Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of December 2013, by the following vote:

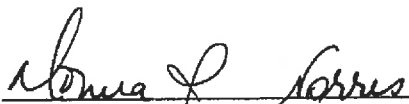
AYES: Councilmembers: Aguilar, Bensoussan, Ramirez, Salas and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

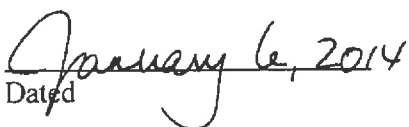

Cheryl Cox, Mayor

ATTEST:


Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3291 had its first reading at a regular meeting held on the 19th day of November 2013 and its second reading and adoption at a regular meeting of said City Council held on the 10th day of December 2013; and was duly published in summary form in accordance with the requirements of state law and the City Charter.


Dated


Donna R. Norris, CMC, City Clerk